

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	90.38 %	94.44 %	30	95.51 %	14	12	
% of Funds Disbursed	87.14 %	88.90 %	22	87.58 %	41	41	
Leveraging Ratio for Rental Activities	0.73	4.66	22	4.86	15	12	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.54 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.76 %	60.18 %	18	71.17 %	51	55	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	76.33 %	1	81.54 %	100	100	
% of 0-30% AMI Renters to All Renters***	75.00 %	40.53 %	8	45.68 %	0	90	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.30 %	1	96.19 %	100	100	
Overall Ranking:			In State:	12 / 39	Nationally:	70 71	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,500	\$15,912		\$27,510	8 Units	2.50 %	
Homebuyer Unit	\$12,800	\$10,255		\$15,239	234 Units	73.10 %	
Homeowner-Rehab Unit	\$49,982	\$31,535		\$20,932	71 Units	22.20 %	
TBRA Unit	\$44,346	\$3,762		\$3,121	7 Units	2.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Denton TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,138	\$90,015	\$61,880
State:*	\$58,062	\$62,198	\$34,158
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	1.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.77

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	87.5	38.9	25.4	100.0
Black/African American:	12.5	7.7	49.3	0.0
Asian:	0.0	1.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.4	0.0	0.0

ETHNICITY:

Hispanic	0.0	51.7	25.4	0.0
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HOUSEHOLD SIZE:

1 Person:	25.0	16.7	25.4	100.0
2 Persons:	0.0	19.2	25.4	0.0
3 Persons:	75.0	19.7	12.7	0.0
4 Persons:	0.0	20.9	14.1	0.0
5 Persons:	0.0	14.5	12.7	0.0
6 Persons:	0.0	4.7	7.0	0.0
7 Persons:	0.0	2.1	2.8	0.0
8 or more Persons:	0.0	2.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	21.8	11.3	100.0
Elderly:	0.0	0.0	45.1	0.0
Related/Single Parent:	75.0	17.1	21.1	0.0
Related/Two Parent:	0.0	53.4	22.5	0.0
Other:	12.5	7.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.5	0.0 [#]
HOME TBRA:	12.5	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Denton State: TX Group Rank: 70
 (Percentile)
 State Rank: 12 / 39 PJs Overall Rank: 71
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	76.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

